# DETAILS OF EXISTING&PROPOSED SERVICES

at

THE QUEEN'S HEAD,
144 STOCKWELL ROAD,
LONDON SW9 9TQ

**Application for approval of details reserved by Condition 4 & 6 in relation to Planning Application ref:23/02589/LB:**

JULY 2024

REV C - NOVEMBER 2024

MILANBABIC architects
Bickels Yard, 151B Bermondsey Street, London SE1 3UW t: 02031170120 w:www.mb-architects.co.uk

# DETAILS OVERVIEW

Application for approval of details reserved by Condition 4&6 in relation to Planning Application ref:23/02588/FUL

4&6-*Prior to the commencement of development, full details of all existing and proposed service runs including water and gas pipeworks, flues, extraction, wiring, switches and sockets shall be submitted to and approved in writing by the Local Planning Authority.*

REASON: To preserve the character and appearance of the Grade II listed host building and the local area.

## CONTENTS


- Water pipes
- Gas pipes
- Flues / Extraction
- Wiring
- Switches&sockets


1. **Water Pipes**
   Water pipes will be connected to the existing system without requiring significant modifications.

2. **Gas Pipes**
   Gas pipework will be removed.

3. **Flues / Extraction**
   Existing flues and extraction systems will be removed. Details for the new extractor are included with the discharge of conditions 7 and 13 of application 23/02558/FUL.

4. **Wiring**
   Miscellaneous wiring will be organized and secured.

5. **Switches & Sockets**
   Switches and sockets will be retained wherever necessary and feasible.

Complete details, drawings, and photos are provided in the following pages.

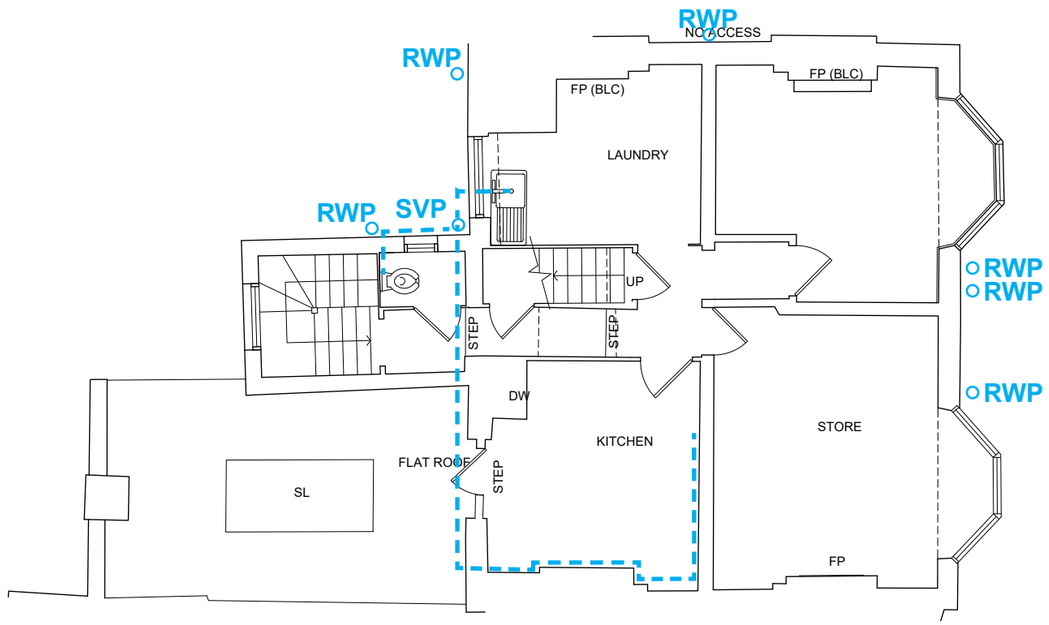
# WATER PIPES

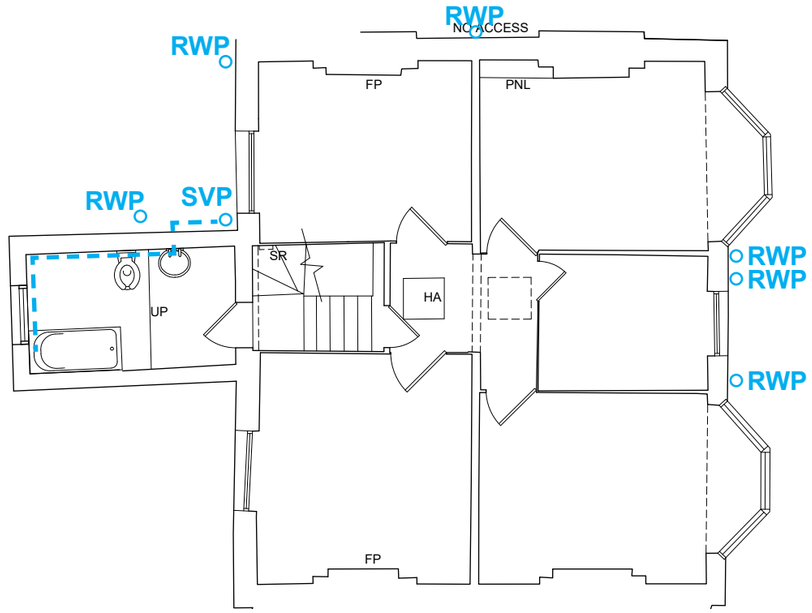
Existing & Proposed

DISCHARGE OF CONDITION 4&6
**APPLICATION 23/02589/LB**

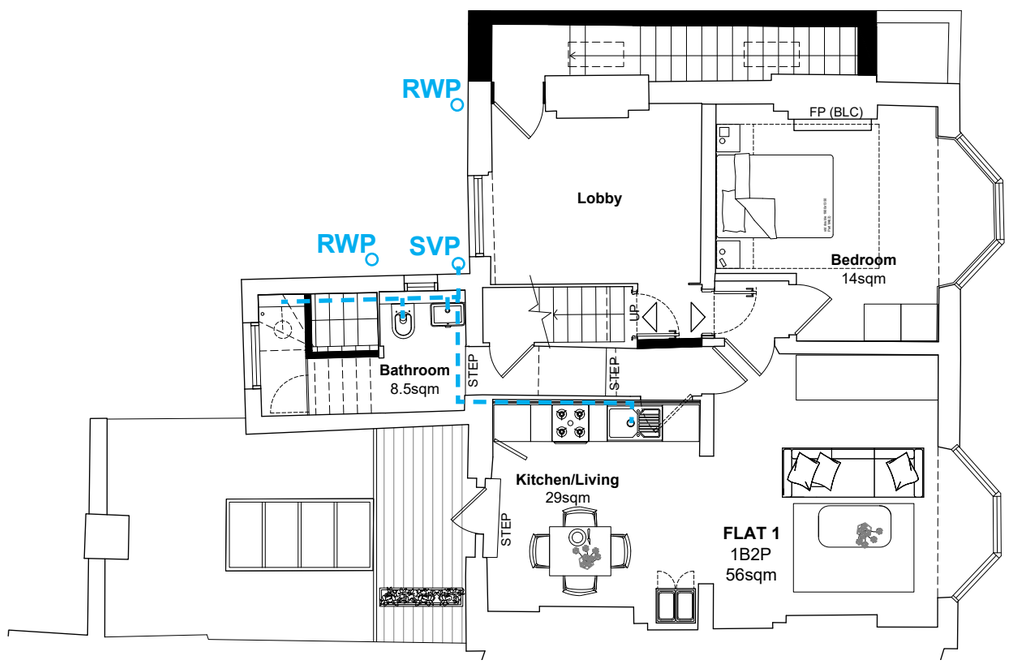
Water pipes will be connected to the existing system without requiring significant modifications.

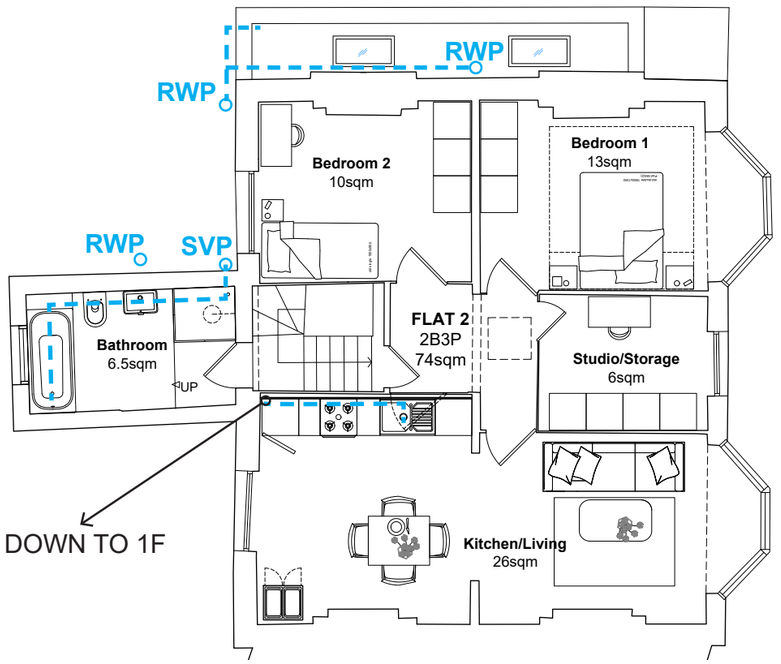
EXISTING




PROPOSED




MILANBABIC architects
Bickels Yard, 151B Bermondsey Street, London SE1 3UW t: 02031170120 w:www.mb-architects.co.uk

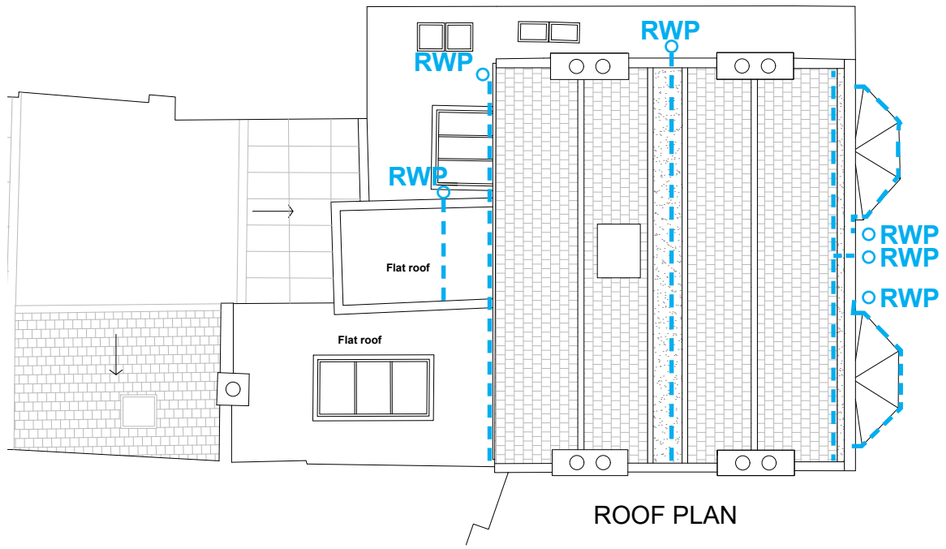
# WATER PIPES

Existing & Proposed roof drainage

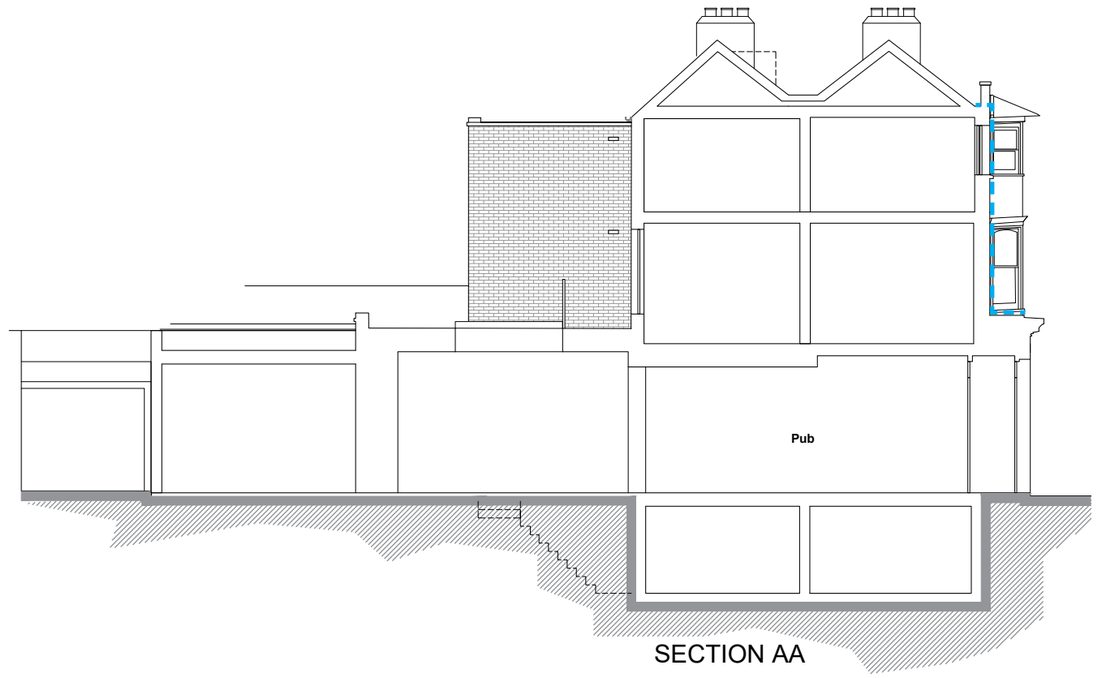
RWP at roof level, at rear and side level won't vary.
The front downpipes will be removed.

DISCHARGE OF CONDITION 4&6
**APPLICATION 23/02589/LB**

EXISTING

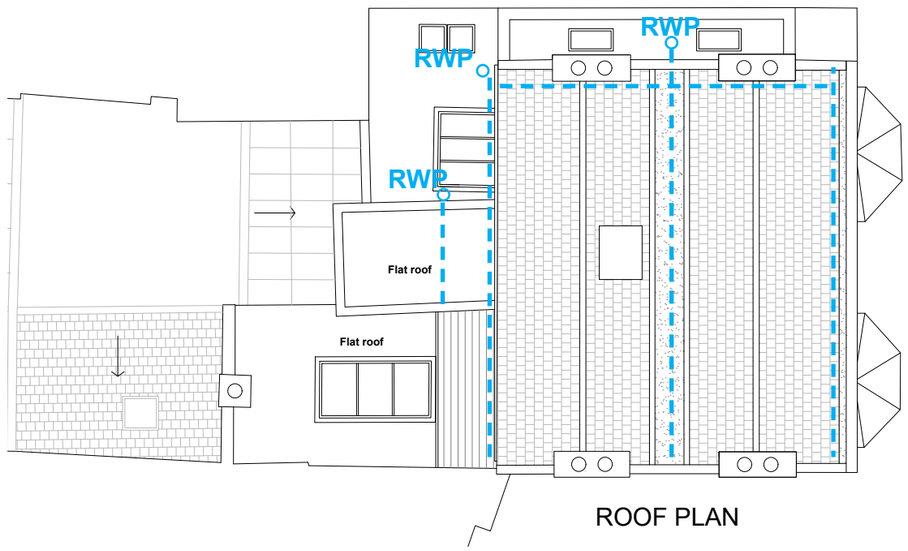



ROOF PLAN

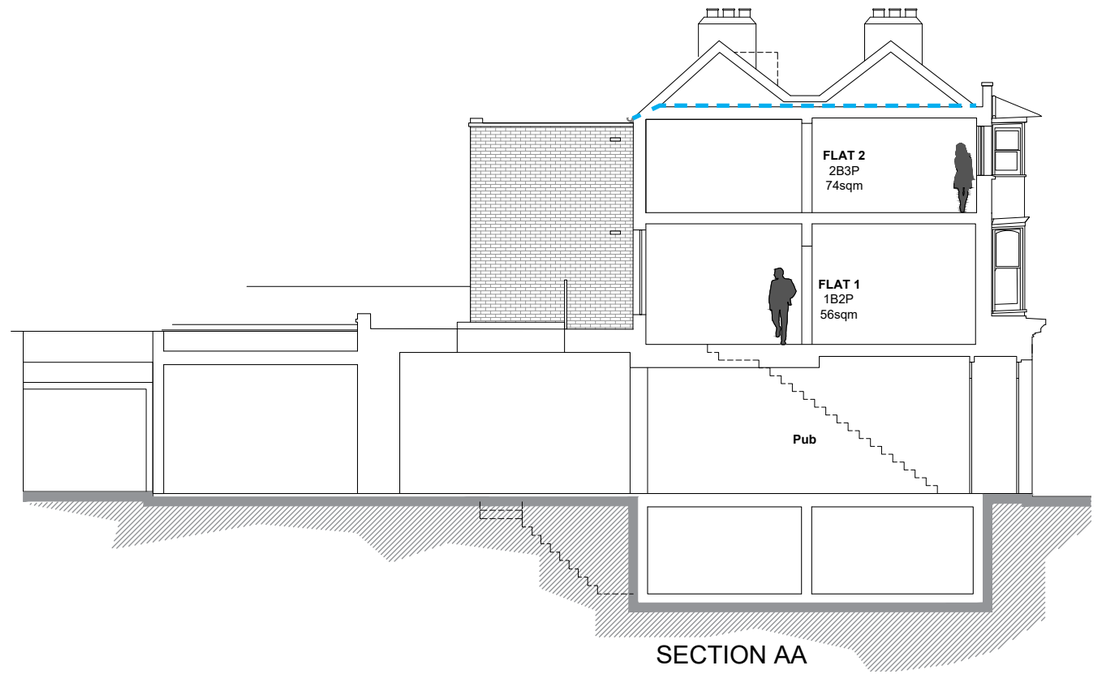



SECTION AA

PROPOSED




ROOF PLAN




SECTION AA

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# RAIN WATER PIPES

Existing & Proposed

DISCHARGE OF CONDITION 4&6
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Water pipes will be connected to the existing system without requiring significant modifications.
The RWP on the front façade will be removed and run internally following the historical route.

EXISTING

FRONT ELEVATION

REAR ELEVATION

PROPOSED

RWP will operate internally front the front to the rear of the building, following the original historical system's design.

FRONT ELEVATION

REAR ELEVATION

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# RAIN WATER PIPES

Photos

**Front Facade:**

The existing rainwater pipe (RWP) runs along the front wall, crosses the centre of the flat roof above the entrance, and connects internally to the main water system.

We propose reinstating the original drainage system, with the gutter running along the front facade behind the parapet. The water will then be channeled to the rear RWP system through internal pipes that extend from the front to the rear of the roof.

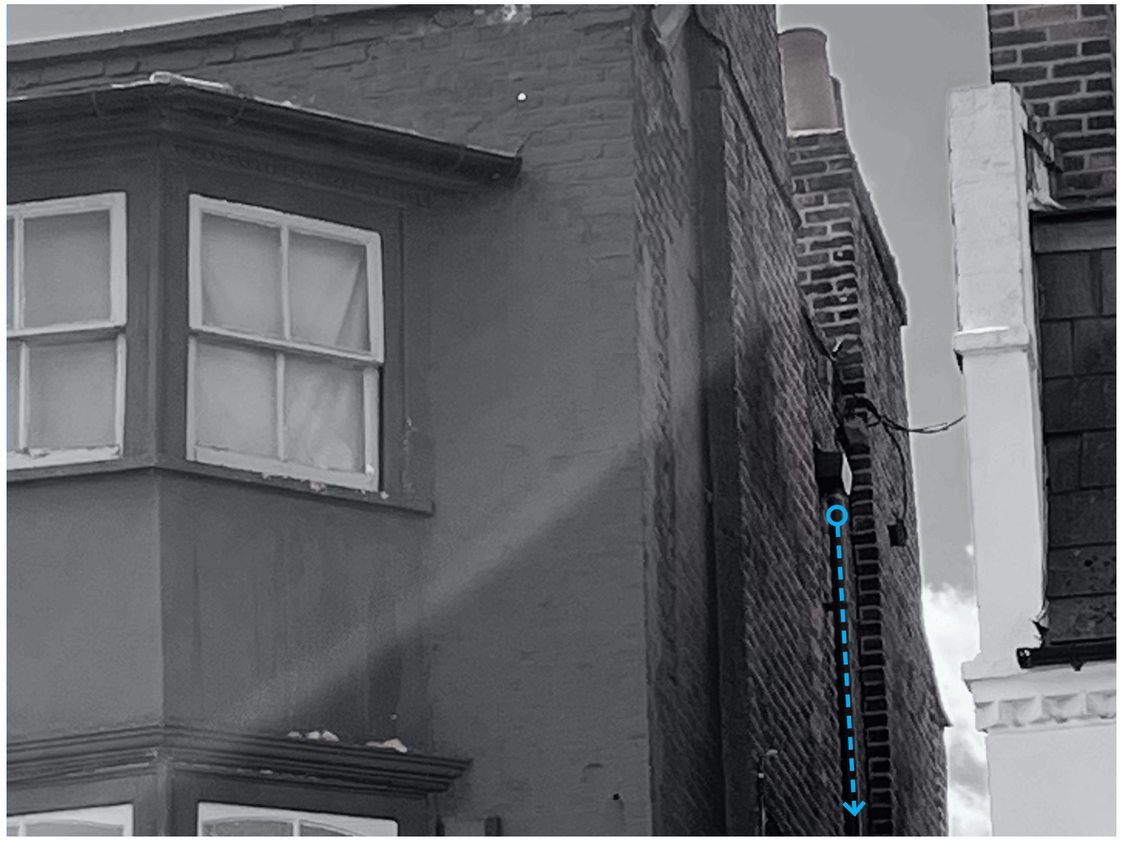
These pipes will be routed above the internal ceiling joists to minimise disruption to the building's historical fabric.

The removal of pipes from the front elevation will enhance the overall appearance of the main facade and restore the heritage features that are integral to the building's character.

# RAIN WATER PIPES

Photos





**Side facade:**

The current system will be inspected and repaired if necessary.
The drainage from the mid section of the roof won’t vary.

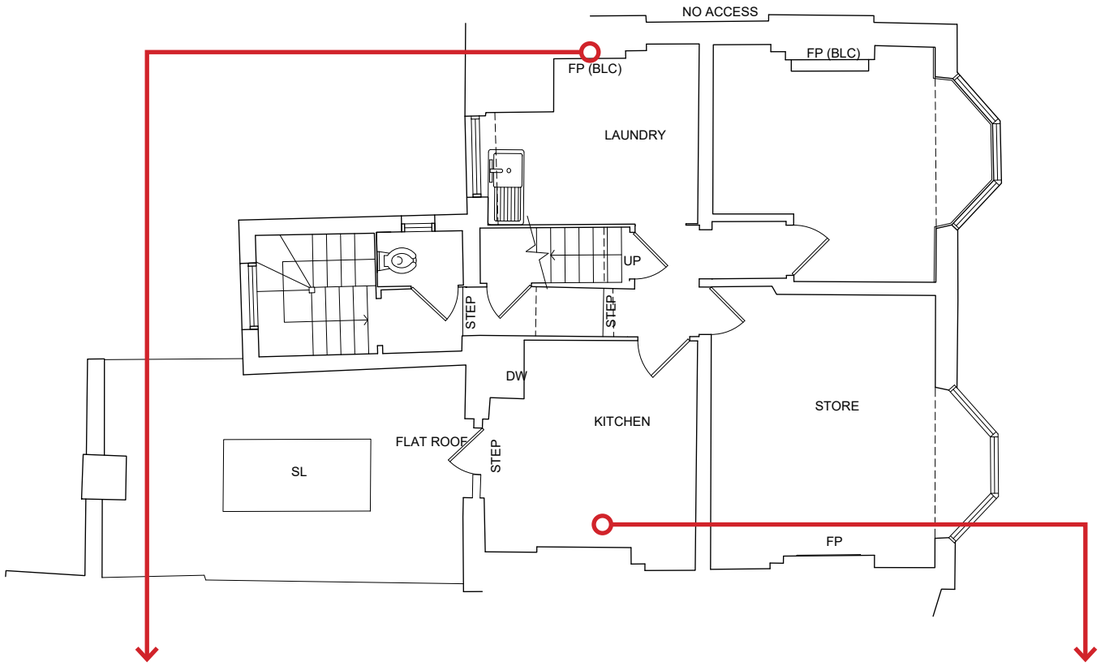
**Rear facade and extension:**

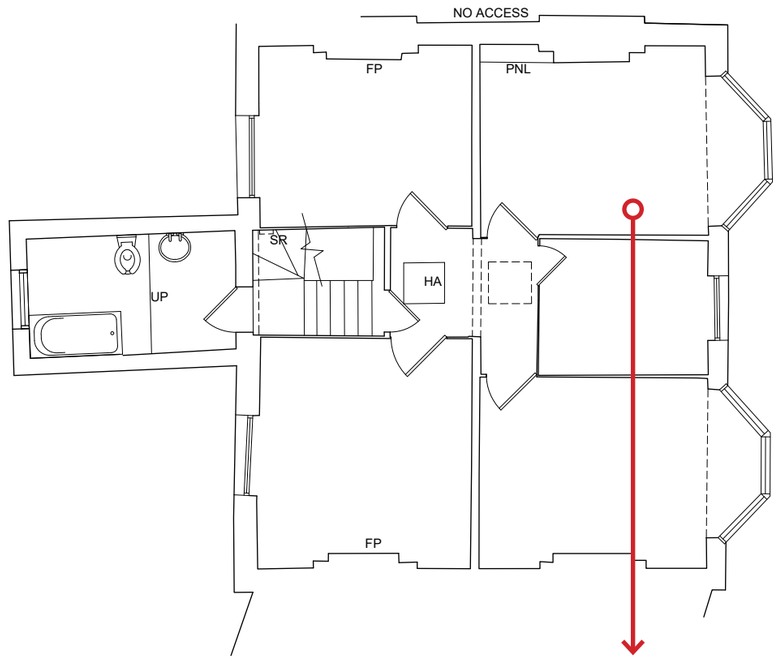
The current system will be inspected and repaired if necessary.
The rear roof system won’t vary.
The drainage from the side extension will be connected to the Rainwater Pipe (RWP) on the left side.

# GAS PIPES

Existing

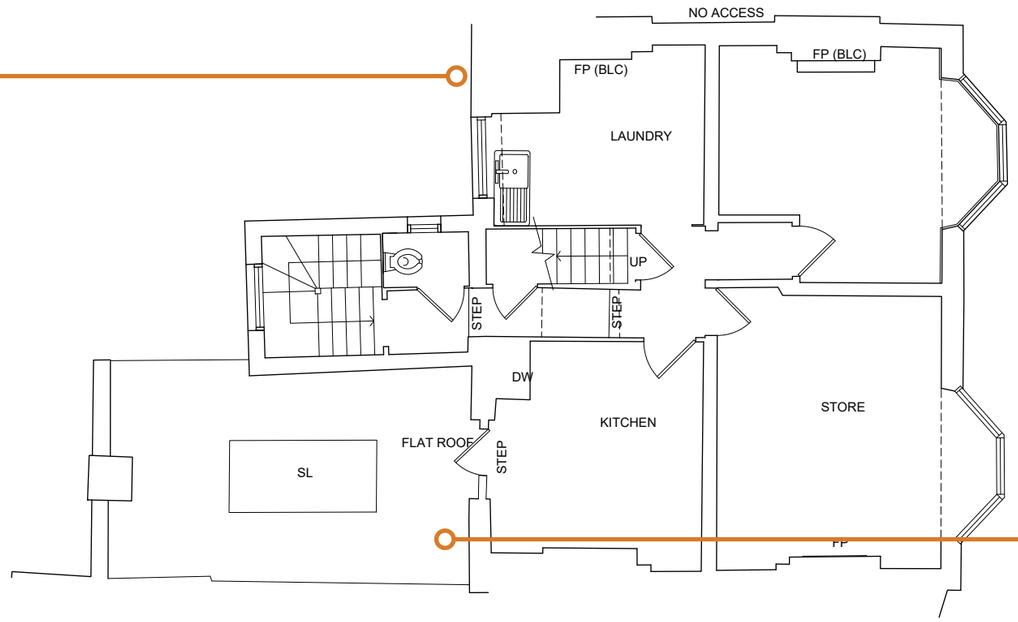
Gas pipes are currently running in a miscellaneous way within the building. The new development heating system will be replaced with an electric system, and the existing gas pipework will be removed.



# FLUES/EXTRACTION

Existing



The existing extractor fan grill, boiler flues, and industrial kitchen extraction systems will be removed. Bricks will be repaired and holes filled. No gas boiler or industrial kitchen will be installed in the new development.

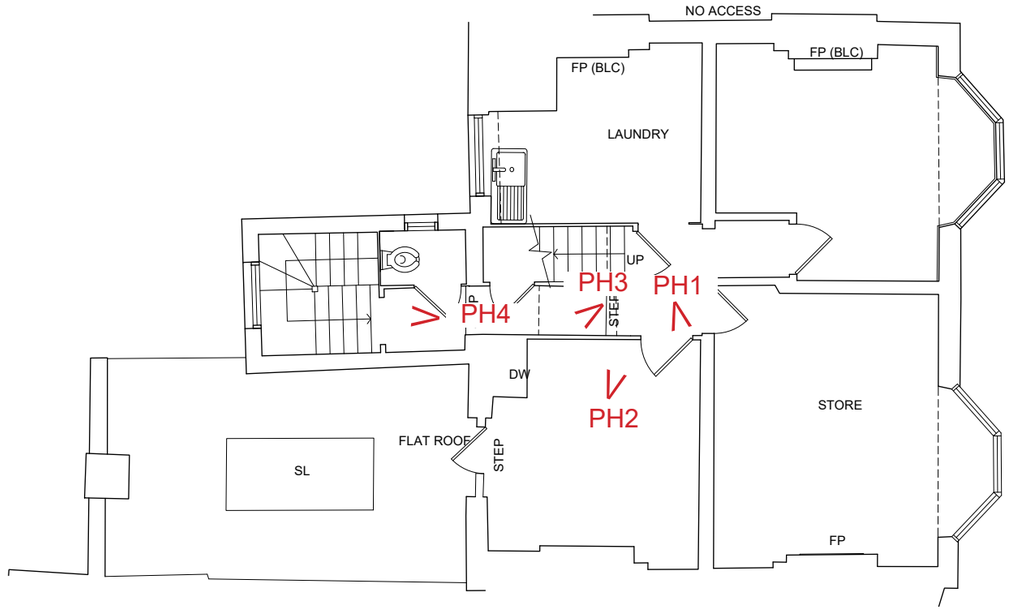
Air brick vents will be installed at the rear. Detailed information has been submitted in a separate application for the discharge of conditions 7 and 13 of the connected application, 23/02558/FUL.

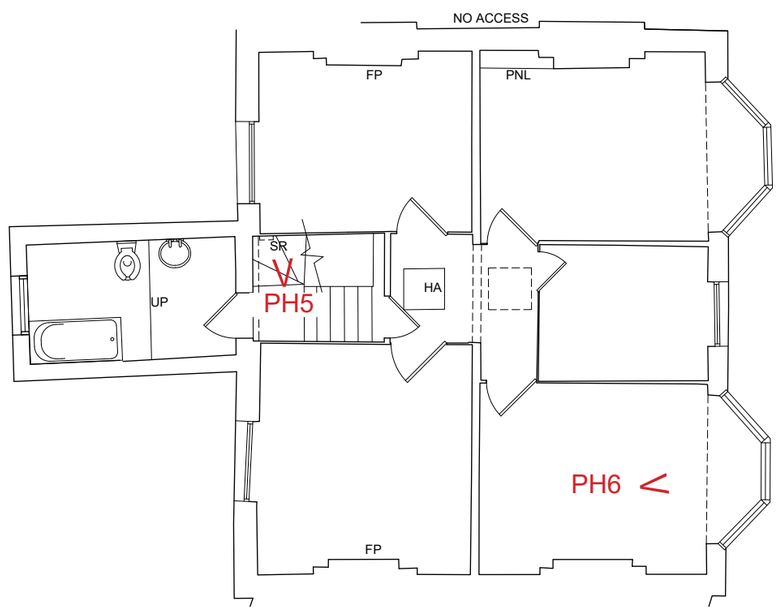
# WIRING
Existing & Proposed

DISCHARGE OF CONDITION 4&6
**APPLICATION 23/02589/LB**

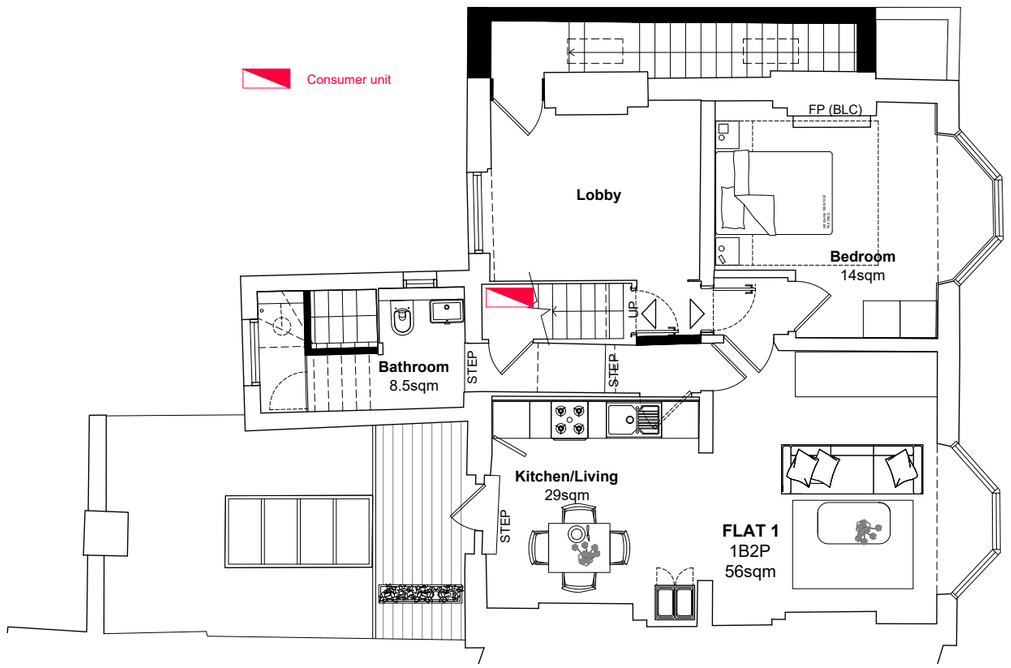
The current state of the building is unsafe for future tenants of the development.
Loose wires will be inspected, replaced, and secured.

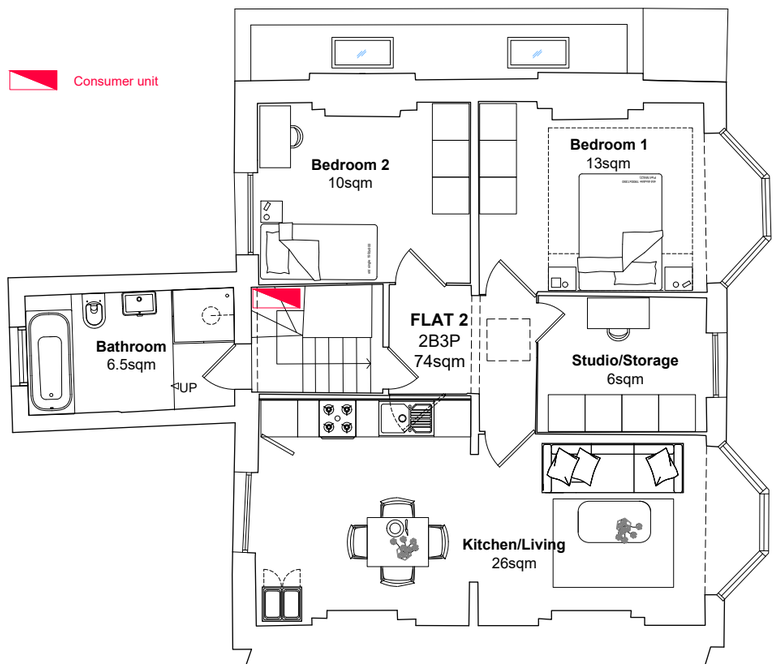
EXISTING




PROPOSED




MILANBABIC architects
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# WIRING
Photos

Photo 1
1F - Entry to kitchen, miscellaneous of cables

Photo 2
1F - Kitchen, miscellaneous of cables

Photo 3
1F - corridor, miscellaneous of cables

Photo 4
1F - Corridor, cables hanging from the ceiling

Photo 5
2F - staircase, miscellaneous of cables

Photo 6
2F - front room, lose cables

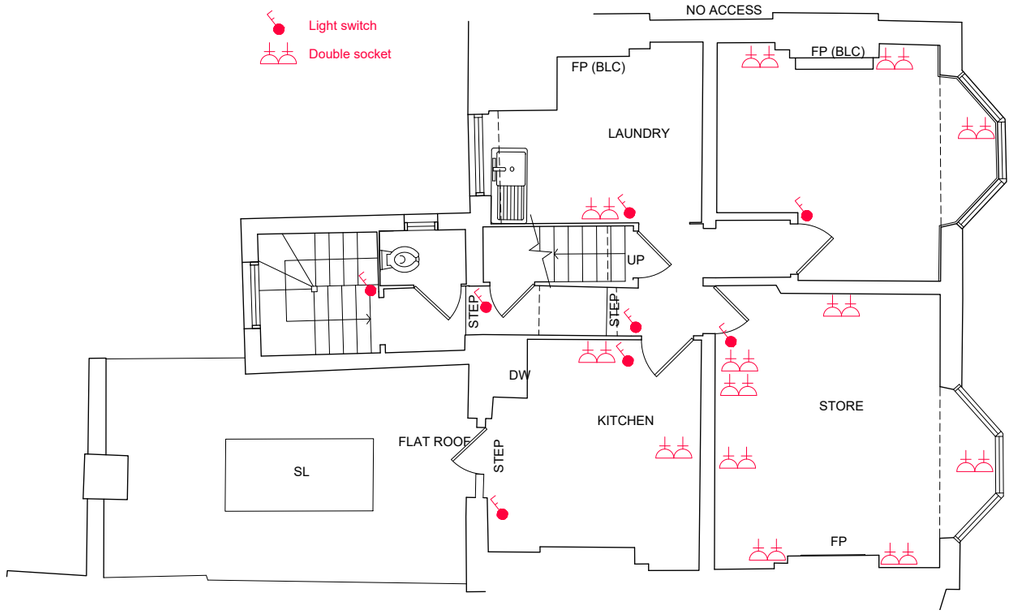
# SWITCHES/SOCKETS

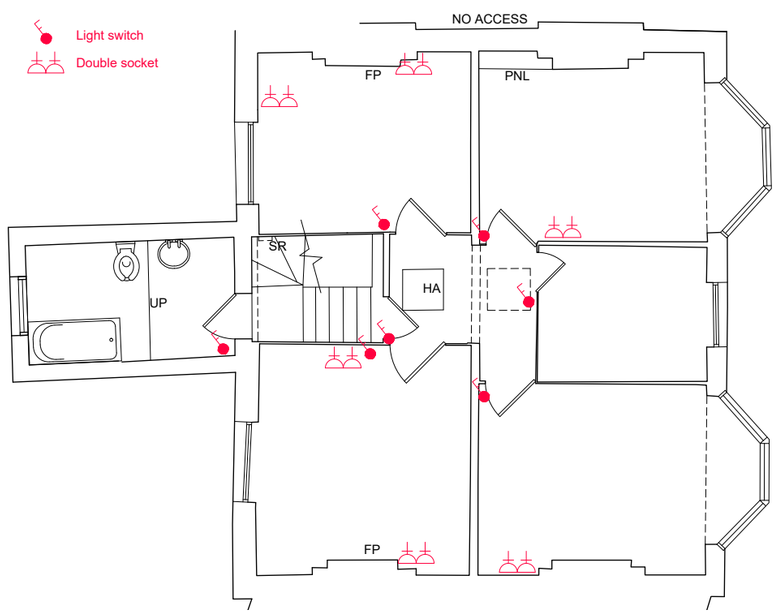
Existing & Proposed

DISCHARGE OF CONDITION 4&6

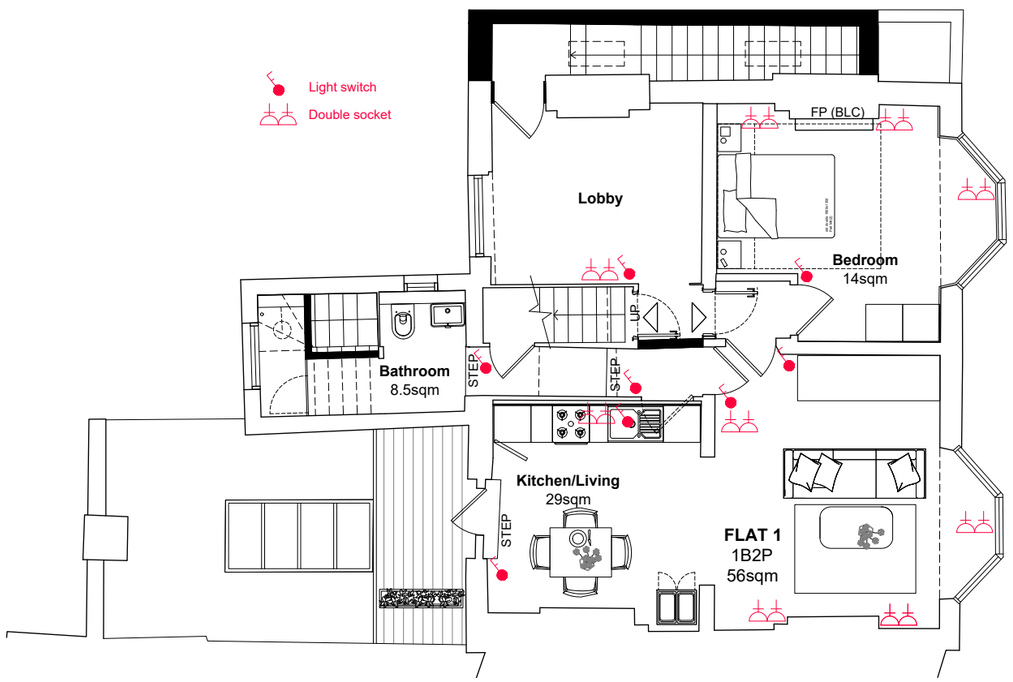
**APPLICATION 23/02589/LB**

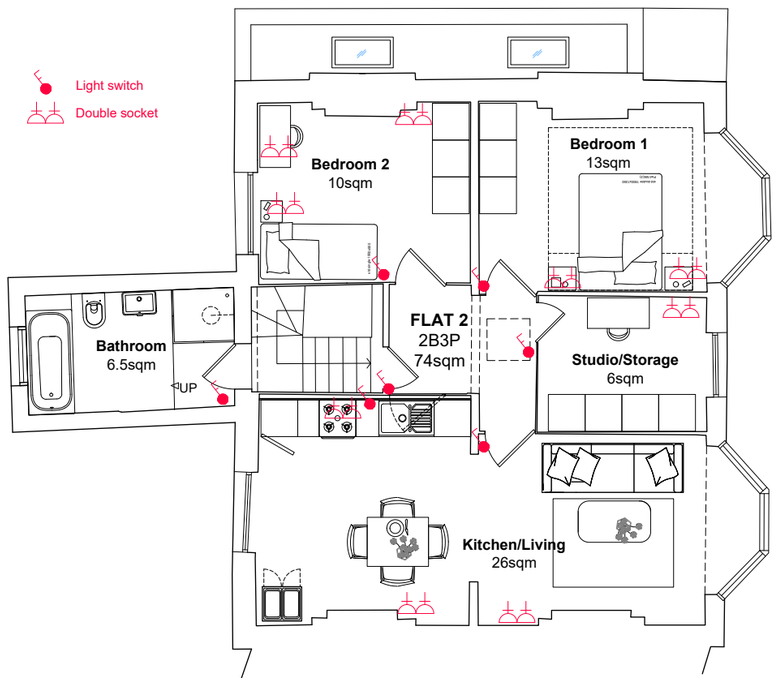
EXISTING




PROPOSED

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# SWITCHES/SOCKETS

Photos



Existing switches and sockets

Proposed coordinated sets for switches and sockets.
Finishes are illustrative and subject to changes.

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